



Z-09-05-002

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: May 11, 2009

GENERAL INFORMATION

APPLICANT	City of Greensboro for Ramon F. Vasquez pursuant to a Utility, Annexation and Development Agreement Petition
HEARING TYPE	Original Zoning
REQUEST	County RS-30 (Residential-Single Family) to City RS-12 (Residential-Single Family)
CONDITIONS	None
LOCATION	2018 McKnight Mill Road and a portion of the adjacent street right- of-way (A portion of McKnight Mill Road and property south of McKnight Mill Road and west of Minor Wood Road)
PARCEL ID NUMBER (S)	07-03-0142-A-0528-00-033
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 41 notices were mailed to those property owners in the mailing area.
TRACT SIZE	0.90 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-Family house	
	Adjacent Zoning	Adjacent Land Uses
N	City CD-RM-12 (Conditional District-Residential Multi Family)	Windhill Court Apartments
E	County RS-30 (Residential-Single Family)	Single-Family house
W	County RS-30 (Residential-Single Family)	Single-Family house
S	County RS-30 (Residential-Single Family)	Undeveloped

Zoning History

Case #	Date	Request Summary
	None	

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County RS-30)	Requested (City RS-12)
Max. Density:	1.3 dwelling units per acre	3 dwelling units per acre
Typical Uses	Primarily intended to accommodate low-density single-family detached dwellings on large lots in areas (outside of water supply watersheds and the 65 Ldn airport noise contour)	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

N/A

Environmental/Soils

Water Supply	N/A, Site drains to South Buffalo Creek
Watershed	
Floodplains	N/A
Streams	N/A
Other:	N/A

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements - Not Applicable - Single Family Exemption

Tree Preservation Requirements - Not Applicable - Single Family Exemption
Acreage Requirements

Transportation

Street Classification	McKnight Mill Road – Minor Thoroughfare
Site Access	Existing
Traffic Counts:	None available
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no sidewalk in the area nor are there any plans to construct sidewalk.
Transit in Vicinity	Yes, route 6, Summit Avenue
Traffic Impact Study (TIS)	No, not required, per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **City RS-12** (Residential-Single Family) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Moderate Residential**. The requested **City RS-12** (Residential-Single Family) zoning district is not consistent with this GFLUM designation. However, since the rezoning request is less than one acre in size and since no new or expanded buildings will result, a map amendment is not required.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Connections 2025 Map Policies

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources

The City of Greensboro must adopt and implement the State minimum requirements for the Phase II NPDES post-construction requirements by June 1, 2009. New and revised ordinance language will be adopted to comply with the new regulations, if plan is not submitted before June 1, 2009 site must meet Phase II requirements.

Housing and Community Development

No additional comments.

Planning

The 0.90-acre subject site is developed with a single-family residential unit. To the east and west are single-family residences and to the north is the Windhill Court Apartment complex. This area of the county is generally well developed with a mix of single-family and multi-family residences. The subject site is currently outside the city limits, and is being brought in under the City's jurisdiction pursuant to a Utility, Annexation and Development Agreement signed by the property owner.

This original zoning request, if approved, will help promote the policy of linking City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas; promote a diverse mix of housing types and densities; offer opportunities for a choice of decent, affordable housing in stable, livable neighborhoods; and promote sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **City RS-12** (Residential-Single Family) original zoning district.